

**FARMINGTON CITY
PLANNING COMMISSION
November 07, 2019**

STUDY SESSION

***Present:** Commission Chair Connie Deianni, Roger Child, Rulon Homer, Shawn Beus, Greg Wall, Russ Workman, and Amy Shumway. Community Development Director Dave Petersen, City Planner Meagan Booth and Recording Secretary Carly Rowe. Alternate Commissioner Mike Plaizier was excused.*

Item #3 Ernie and Theresa Hill – Requesting schematic plan approval for two lots.

The commission inquired about the future of this general area with the West Davis Corridor going in and the improvements that will be needed along Sheep Road. It was suggested that the City Engineer come to our next meeting to discuss options.

Item #4 and item #6 Phillip and Natalie Hunter – Requesting schematic approval for Hunter's Cove and recommendation on a rezone.

Both items are the same applicant so they will be heard as one item and have two motions. Next time we will see this, it will be combined with **Item #5** on the final plat, as they were able to work together.

REGULAR SESSION

***Present:** Commission Chair Connie Deianni, Roger Child, Rulon Homer, Shawn Beus, Greg Wall, Russ Workman, and Amy Shumway. Community Development Director Dave Petersen, City Planner Meagan Booth and Recording Secretary Carly Rowe. Alternate Commissioner Mike Plaizier was excused.*

Item #1 Minutes

Rulon Homer made a motion to approve minutes from the October 24, 2019 Planning Commission Meeting. **Roger Child** seconded the motion, which was unanimously approved.

Item #2 City Council Report

Dave Petersen presented a summary on the City Council meeting, which was held on October 29, 2019. Secondary and Accessory Dwellings in the BP Zone was approved. Plat Amendment for East Brentwood Estates Subdivision was tabled. The Moderate Income Housing Plan was approved prior to the December 1st, 2019 deadline. License agreement for parking space within the 200 E right-of-way was not approved as we do not do license agreements for that, specifically.

SUBDIVISIONS

Item #3 Ernie and Theresa Hill (Public Hearing) – Applicant is requesting a recommendation for schematic plan approval for the Theresa's Estates Subdivision consisting of two lots on 2.07 acres of property located at 753 West Glover Lane in the AE (Agricultural Estates) zone. (S-12-19).

The property owners desire to split their existing parcel, located at 753 W Glover Lane, separating their existing home from the pasture property to the south, creating a two-lot subdivision. Per the attached drawing, each parcel would meet the minimum lot size in the AE Zone of one acre. However, this minor subdivision cues the requirement of improvements along Sheep Road. It is the DRC's recommendation that improvements only be required along the frontage of the existing home along Sheep Road, reserving the pastureland as an agricultural parcel to be developed at a later time.

Connie Deianni opened the public hearing at 7:31 PM.

John Sather (759 S Burlush Rd) questioned what would happen if we do put curb and gutter there, since it is county road. There is no development going in, therefore why are they suggesting to put in improvements?

Dave Petersen replied that at the end of Sheep Road, there will be a trail and the street will be turned into a cul-de-sac. Do we require sidewalk here? Members of staff are divided, therefore we advise our City Engineer to come in.

Shawn Beus told the applicants that he understands why they want to divide the lot into two and that will be handled, but it is wise to have our City Engineer at the meeting to discuss any improvements along the roads that will need to be completed.

Connie Deianni closed the public hearing at 7:37 PM.

Motion:

Shawn Beus made a motion that the Planning Commission table this item to allow the City Engineer to attend the November 21, 2019 meeting; regarding curb, gutter and sidewalk.

Rulon Homer seconded the motion, which was unanimously approved.

Item #4 Phillip and Natalie Hunter (Public Hearing) – Applicant is requesting a recommendation for schematic plan approval for the Hunter's Cove Subdivision consisting of 3 lots on 1.62 acres of property located at approximately 1605 South 200 East in the A (Agricultural) zone. (S-17-19).

The property owners Phillip and Natalie Hunter are requesting a recommendation to rezone 1.65 acres of property from A (Agriculture) to LR (Large Residential), and a recommendation for a three-lot subdivision. The existing A (Agriculture) zone on the Hunter property is a remnant designation and should be rezoned LR consistent with past city practices for similarly situated properties near UT-106. The property contains multiple zones therefore the property owners would like to consolidate it into one.

The minimum lot size required in the LR zone is 20,000 square feet. The lot sizes are Lot 101 (30,725), Lot 102 (23,032) and Lot 103 (20,584) respectively. Two of the lots in the proposed development will be accessed from the Farmington Foothill Subdivision as recommended by the Planning Commission.

Connie Deianni opened the public hearing at 7:55 PM.

No comments were received.

Connie Deianni closed the public hearing at 7:55 AM.

Motion:

Amy Shumway made a motion that the Planning Commission recommend that the City Council approve the zoning map amendment for 1.65 acres of property located at 1605 South 200 East.

Greg Wall seconded the motion, which was unanimously approved.

Findings for Approval:

1. The proposed rezone is consistent with the General Plan.
2. The proposed rezone is consistent with the surrounding properties and adjacent neighborhoods.

ZONING AMENDMENT

Item #6 Phillip and Natalie Hunter (Public Hearing) – Owner is requesting a recommendation to rezone 1.62 acre of property from A (Agriculture) to LR (Large Residential), at 1605 South 200 East. (Z-5-19)

Connie Deianni opened the public hearing at 7:55 PM.

No comments were received.

Connie Deianni closed the public hearing at 7:55 PM.

Note: the public hearing was held simultaneously with the hearing for the schematic plan

Motion:

Amy Shumway made a motion that the Planning Commission recommend that the City Council approve the schematic plan for Hunter's Cove Subdivision subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. The developer must follow all requirements of Chapter 30 Foothill Development Standards.
2. The Final Plat shall address any outstanding issues raised by the DRC including all necessary requirements as found in the City's Subdivision Ordinance.

Greg Wall seconded the motion, which was unanimously approved.

Findings for approval:

1. The proposed subdivision is consistent with the General Plan.
2. The developer must follow all requirements of Chapter 30 Foothill Development Standards.

SUBDIVISION (continued)

Item #5 Todd Strong – Applicant is requesting a recommendation for Preliminary Plat approval for the Farmington Foothills Subdivision consisting of 7 lots on 3.82 acres of property located at approximately 1500 South 200 East in the LR (Large Residential) zone. (S-4-19).

The Planning Commission tabled this item on July 18, 2019 to allow time for the applicant to work with the Hunter family to explore the possibility of providing access to their property, which is located south of the project. The developer provided access to the Hunter Property (Hunter's Cove) and the Planning Commission recommended the City Council approve the Schematic Plan on August 22, 2019. The City Council approved the Schematic Plan on September 3, 2019.

In consideration of the two applications for Hunter's Cove and Farmington Foothills, the property owners have decided to combine both projects into one subdivision for the Final Plat. For now, the Planning Commission is reviewing the Preliminary Plat for Farmington Foothills only. The City Council recommended, "A reciprocal access agreement be required and recorded between the development and the Hunter family" and "The private access road be consistent with city standards with respect to the vertical construction." The conditions have been included below. It is the DRC's recommendation that the two subdivisions combine for Final Plat in order for all agreements/easements to be recorded at the same time, subsequently, not delaying either project.

Motion:

Rulon Homer made a motion that the Planning Commission approve the Preliminary Plat for the Farmington Foothills Subdivision subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. A reciprocal access agreement be required and recorded between the development and the Hunter family.
2. The developer must follow all requirements of Chapter 30 Foothill Development Standards.
3. The Planning Commission must recommend the waiver of sidewalk on one side of the road, the grade of the road and all driveway grades.
4. The private access road be consistent with city standards with respect to the vertical construction.
5. Any outstanding issues raised by the DRC shall be addressed by Final Plat.

Amy Shumway seconded the motion, which was unanimously approved.

Findings for approval:

1. Lot dimensions and configuration comply with the standards set forth in the Zoning and Subdivision ordinances.
2. The proposed Schematic Plan submittal is consistent with all necessary requirements for a Preliminary Plat as found in Chapter 3 of the City's Subdivision Ordinance.
3. The preliminary plat is consistent with the City's General Plan
4. The Planning Commission recommended the Private Road. The proposed private street providing access to the Hunter property south of the project is necessary because:
 - a. It dramatically decreases the cut and fills on the applicant's property;
 - b. It is impossible for the Hunter family to develop a portion of the property otherwise due to the topography and steep slopes;
 - c. It provides better fire access to both properties;
 - d. The Private street only traverses a short distance for emergency access and the economies of scale exist to maintain this short street; and
 - e. The private street is consistent with the rational set forth in 12-7-030 B of the Subdivision Ordinance.

CONDITIONAL USE

Item #7 Bacon Garage Conditional Use (Public Hearing) – Applicant is requesting conditional use approval to increase the height of a detached garage from 15 feet to 17 feet at 1909 West 475 North in the AE (Agricultural Estates) zone. (C-19-19)

The applicant withdrew this application on November 7, 2019.

OTHER BUSINESS

Item #8 Miscellaneous, correspondence, etc.

- a. **Discussion Item: Visionary Home Updated Elevations**
 1. Dave Petersen showed the Planning Commission updated drawings from Visionary Homes, the Planning Commission along with City Council would like to see some balcony or outdoor seating areas. Visionary Homes and their architect are finalizing drawings.
- b. **Other**
 1. **Greg Wall** said that Farmington City Planning Commission was well represented at the WFRM Planning Workshop at Davis County. **Dave Petersen** added that **Mayor Talbot** was also happy to see Farmington represented so well.
 2. Council Chambers had a new sound system installed along with new monitors in late October.
 3. **Connie Deianni** congratulated **Shawn Beus** and **Amy Shumway** on their winning campaigns for City Council. It was also communicated that the December newsletter will include a notice for two open positions on the Planning Commission.

ADJOURNMENT

Rulon Homer made a motion to adjourn at 8:17 PM. **Roger Child** seconded the motion, which was unanimously approved.



Connie Deianni, Planning Commission Chair